

District-Wide Policies

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Policy 5.1. Fire and Emergency Services

Ensure continued provision of fire and emergency services.

Presently, the Amsterdam/Churchill area is served by an all-volunteer fire district. The District suggests that the increase in calls expected by an increase in growth over the next several years could result in the need for a partially-paid staff. In order to support the need for continued fire protection, the following policies are suggested:

5.1.1 Explore fire impact fees.

As the community continues to grow, additional population will result in increased calls for service. As demand grows, the all-volunteer system may require partially-paid staff and new equipment. To ensure that existing residents do not bear the burden of servicing new development, the County and the Amsterdam/Churchill community will consider adoption of Fire District impact fees for the Amsterdam Fire District.

5.1.2 Require addressing standards.

All new homes in the Amsterdam/Churchill planning jurisdiction shall have reflective three-inch lettered addresses with offsetting backgrounds plainly visible from the street entrance. The Gallatin County GIS Department shall participate in ensuring this policy is communicated to new homeowners in the Planning Area.

5.1.3 Fire protection sprinklers structures.

In recognition of response delays due to restraints of an all volunteer system and travel times involved to reach developments in the rural Amsterdam/Churchill area, installation of fire sprinkler systems and defensible “green spaces” shall be encouraged. Additionally, State of Montana adopted fire code requirements for sprinkler systems in large commercial, community, and residential structures shall be met.

- 5.1.4 Require subdivision streets to connect in order to facilitate emergency service access.**
- 5.1.5 The Fire District shall work with ISO and improve the insurance rating for the Fire district.**
- 5.1.6 The Fire District and the Amsterdam/Churchill Planning Group commit to engaging the community in discussing the possibility of a public community water sytem.**
- 5.1.7 New commercial and community development should contact the Fire Department for Knox boxes to allow undamaged entrance to structures.**
- 5.1.8 Any variances to road standards in new subdivisions shall seek input and approval of the fire district**
- 5.1.9 All fire protection water supply features will meet the approval of the ARFD**
- 5.1.10 Explore the option of a rural water supply system that would include multiple fill sites in a single district.**

In order to provide more efficient coverage to the rural portion of the planning area, the Fire District will explore options to create a rural water supply system consisting of approximately six to eight fill sights. The fill sites would be placed in areas to maximize coverage throughout the larger district and would be funded by low-density rural residential development. The fill site service areas would be planned, installed, and maintained by the rural community as a whole. This would provide an efficient, and less costly way of providing fire protection to the larger area, rather than requiring each individual subdivision to provide individual and separate fire protection.

Policy 5.2. Amsterdam School

The community and Gallatin County should actively explore options to help the Amsterdam School expand as new growth occurs in the Town Core.

The Amsterdam School is the only public school in the Amsterdam/Churchill Planning District. Constructed in 1962 on a 2.9 acre site, the 19,000 square foot school building provides education for grades K-6.

School enrollment has been varied over the past 10 years, but recent development approvals indicate future enrollment could grow significantly. Recent discussions

have raised the following issues:

- The School District recently passed a \$1.2 million school bond. The bond was used to construct 4 new classrooms and a multipurpose room serving as a cafeteria and assembly space. All of the classrooms are now in use.
- Water for the school is provided by a well, located just east of the school building. A second well will be drilled.
- The approved Amsterdam Village preliminary plat has agreed to donate \$1,000 per lot at development proceeds. That voluntary impact fee will only be paid, however, upon approval of final plat.
- City of Manhattan Schools currently educate grades 7-8 from the Amsterdam School District. However, Manhattan will now charge a tuition for these students to be funded by permissible levy.
- The Planning District designates land within the Town Core as appropriate for new development that will create neighborhoods similar to those already in place. These new neighborhoods will, as they build out, send an increasing number of students to the School District.

In light of these issues, the following policies are suggested:

5.2.1 Amsterdam School should prepare a School Facilities Master Plan.

Amsterdam School District has prepared a School Facilities Inventory, as part of the planning for the Amsterdam Village development, to prepare for new students. The School District should continue this work and develop a school facilities Master Plan, including infrastructure, utilities, and service requirements projections.

5.2.2 Engage in an annual discussion with the County Commission

Amsterdam School District should work with the Gallatin County School Superintendent to ensure an annual discussion with the Board of County Commissioners regarding the status of the school and growth in the area.

5.2.3 Request a voluntary impact fee from new development.

Amsterdam School District should request a voluntary school impact fee from new residential development. Additionally, major subdivisions shall provide a school mitigation plan to discuss impacts on the Amsterdam School and potential solutions.

5.2.4 Ensure new development appropriately mitigates their impact on the school district.

New development in the Amsterdam/Churchill area should confer with the Amsterdam School District to discuss mitigation measures.

Policy 5.3 Community Decay

In order to preserve the scenic qualities and natural environment of the area, the small town and rural atmosphere, and the property values of area residents, the development standards designed to implement the Amsterdam/Churchill Community Plan will contain standards addressing community decay.

5.3.1 Draft development standards addressing “community decay”.

The development standards intended to implement the Amsterdam/Churchill Community Plan will include standards addressing “community decay”. These standards will regulate, control, and prohibit conditions that contribute to community decay within the planning area. Interpretation of this policy shall be consistent with

“Community decay” is a public nuisance created by allowing rubble, debris, junk or refuse to accumulate resulting in conditions that are injurious to health, indecent, offensive to the senses or which obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property.

A “Nuisance” means anything which is injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property. A “Public Nuisance” means a nuisance, which affects, at the same time, an entire community or neighborhood or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal. A nuisance does not include anything which is done or maintained under authority of a statute, nor does it include the normal operations of an agricultural or farming operation that have been in operation longer than the complaining residents and/or establishments.

Material that may constitute community decay includes, but is not limited to, bricks, concrete, wood, cardboard, paper, pallets, tires, dead animals/animal parts, dirt, demolition waste, junk vehicles, wrecked trailers, iron, metal, machine parts, appliances, and barrels. Community decay does not include normal farming, ranching or other agricultural operations, or apply to a farm, ranch, or other agricultural facility, or any appurtenances, thereof, during the course of its normal operation. Specifically, the following standards will be adopted:

- A. Refuse, including general household trash whether bagged or loose, discarded furniture, appliances, broken toys, etc.) shall not be allowed to accumulate outside. Residents shall provide for routine garbage pickup, or otherwise ensure garbage is hauled away in a timely manner (generally

within 30 days).

- B. Residents shall not engage in any activity that causes noxious odors to spread beyond the property line (examples stockpiling dead animals at a processing facility, or auto body painting). All farming and ranching activities are exempt.

Policy 5.4 Local Water Quality District

In order to help investigate options for treating several of the arsenic issues that have arisen in the last couple of years, as well as helping individual landowners with their water quality issues, the Amsterdam/Churchill community will explore annexing into the Gallatin County Local Water Quality District.

Policy 5.5. Sand and Gravel Resources

Adopt standards addressing sand and gravel resources.

Based on changes the 2009 Legislature made to §76-1-601 MCA, all Growth Policies must include a description of sand and gravel resources within the jurisdictional area.

Review of the USDA Soil Survey for Gallatin County shows few sand and gravel resources within the planning area. However, mapping in the Gallatin Valley is especially challenging due to poor exposures and the difficulty in distinguishing lithologic units. Nonetheless, geologists have given the valley considerable attention. Detailed and comprehensive analysis and geologic maps are described by the following sources which are referenced herein, but not included as part of the Amsterdam/Churchill Community Plan. These maps are available on a CD from the Planning Department.

- A. Preliminary Geologic Map of the Eastern Part of the Gallatin Valley, Montana Bureau of Mines and Geology Open File No. 457, 2002
- B. Preliminary Geologic Map of Western and Northern Gallatin Valley, Montana Bureau of Mines and Geology Open File No. 481, 2003
- C. Preliminary Geologic Map of the Bozeman 30' x 60' Quadrangle, Southwestern Montana. Bureau of Mines and Geology Open File No. 469, 2002
- D. Geologic Map of Western and Northern Parts of Gallatin National

- Forest, South-Central Montana
- E. Aggregate Resource Areas based on NRCS Soil Survey Data – Gallatin County

In order to address sand and gravel resources within the Planning Area, the following policies are adopted:

5.5.1 Draft standards prohibiting sand and gravel mining operations with the Town Core.

Given the general residential nature of the Town Core, sand and gravel mining operations will be prohibited.

5.5.2 Draft standards allowing sand and gravel mining operations as a conditional use within the rural portion of the Planning Area.

As per policy 4.5.3, high intensity uses such as sand and gravel mining operations will be allowed as a conditional use in the rural area and require a public hearing.